

Felsted Neighbourhood Plan Review Group,
Thursday 12th February 2026, 5:45pm URC Hall
Minutes (Meeting 26)

Present:

Roy RAMM (RR) Chairman, Richard FREEMAN (RF), Nick ARMON-JONES, (NAJ), Marry-Ann DUNN (MD), David ANDREWS (DA), John MOORE (JM), Mike MASTER (MM).

1. Apologies for Absence:

Kevin FARROW (KF), Hywel JONES (HJ), Brian POPE, (BP), David COHEN (DC).

2. Declaration of Interest:

Roy RAMM and Richard FREEMAN declared they could not make any comments relating to UTT/26/0114/FUL due to their personal connection with the Landowner.

3. Minutes of Last Meeting (Meeting 25):

Accepted

4. Matters Arising, not on Agenda:

Nothing

5. Planning Applications Outside of the NPR:

RR and RF recused from this item

There was a discussion about UTT/26/0114/FUL: *Land Adj To 1 Myrtle Villas Chelmsford Road Felsted Essex*. Although this proposal met the RG's Policy of providing affordable housing, the RG could not support it for several reasons including:

- the housing quota would be fulfilled by the NPR
- the land was not declared on the original UDC Land available list
- issues of coalescence
- the FNR was at Reg14

1. Draft Regulation 14:

The Consultation period began Monday 9nd February 2026 and would last for 7 weeks ending Monday 23rd March 2026.

RR reported that he had written to UDC advising relevant Officers that we had formally entered the Regulation Process enabling them to refer to it in any future planning applications.

A leaflet had been distributed to all Felsted Residents with the Spring 2026 FOCUS Community Magazine outlining the process and inviting residents to read the

documents and attend a Walk-In session for any further explanation on Saturday 21st February 2026: 9.30 -1pm. Also, a News Update has been published on FPC website and Facebook page.

Any comments to be sent via the Clerk of Felsted PC.

A limited number of copies have been printed but full copies of both the **FNPR 2025 – 2041** and **Strategic Environmental Assessment Updated December 2025** were published and available on the FPC website.

Subject to any revisions, following the Consultation period, the New Plan will be submitted to the Planning Inspectorate leading to a Referendum probably at the end of May 2026.

RF wanted to remind the RG that the whole Review process had taken much longer than expected (starting December 2023) because:

- Central government suddenly announced the withdrawal of funding the Neighbourhood Planning Process in June 2025. This funding was essential because the technical requirement for a “sound” plan often exceeded the internal capacity and funding of volunteer-led community groups.
- Coincidentally, at the same time, UDC enforced a SEA review of the New Plan. This was unexpected because the original plan, made in 2020, was screened out for a SEA, and at the beginning of this process our original consultations with UDC indicated the same. Therefore, at late notice without sufficient budgeted funds, we were unable to enter Reg. 14 for 6 months until UDC finally agreed to fund the SEA report.
- The original Revised Policies had to be re-written when the emerging Uttlesford DC Local Plan was published duplicating many of the basic Policies.

RR reminded the RG that because of this delay, the two landowners related to the FNPR preferred development sites had submitted Plans to UDC because other developers were likely to submit plans which could force unwanted development. They were not on the February UDC Planning Committee agenda. Next meeting March 2026.

1. Treasurers Report:

The cost of distributing the Reg14 Leaflet was £120 (NB: a contribution to the Focus distribution volunteers).

2. Any Other Business:

RR reported that the Primary School Carpark had finally been completed and subject to the signing of the final legal contract and Council licensing should be available for use after Half Term.

Builders were well advanced in the construction of the New Surgery due to be completed by Q3 2026 .

DATE OF NEXT MEETING

Thursday 26th March **or** Thursday 2nd April 2026 ... **TBA**

Meeting closed at 18.30